

August 21, 2007 CPC



## SUBSTANTIAL ACCORD REVIEW

07PD0415

New Cingular Wireless PCS, LLC

Midlothian and Matoaca Magisterial Districts  
Northeast quadrant of interchange of Route 288 and North Woolridge Road

REQUEST: Substantial accord review for a proposed public facility (communications tower).

PROPOSED LAND USE:

A communications tower, incorporated into an existing electrical transmission structure, and associated improvements are planned.

### RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan and Tower Siting Policy. Incorporation of the communications facilities into an existing electrical transmission tower eliminates the need for an additional freestanding structure in the area, thereby minimizing tower proliferation.
- B. The Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

### GENERAL INFORMATION

Project Name:

R1711G-Greenway Crossing (VEPCO#282/11-242/11)

Location:

Located in the northeast quadrant of the interchange of Route 288 and North Woolridge Road. Tax Map 722-703.

Existing Zoning:

R-9

Size:

0.2 acre

Existing Land Use:

VDOT right-of-way (Interchange of Route 288 and North Woolridge Road)

Adjacent Zoning and Land Use:

North, South, East and West - R-9; VDOT right-of-way and vacant

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

The proposed use will have no impact on these facilities.

ENVIRONMENTAL

In the construction of the proposed communications tower, if more than 2500 square feet of land is disturbed, a land disturbance permit must be obtained from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower.

COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, it appears there will be no adverse affect on the County Airport.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Midlothian Area Plan which suggests properties in the vicinity of the Route 288/North Woolridge Road interchange are appropriate for low density residential use of 1.01 to 2.5 per acre.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

### Area Development Trends:

The property is located within VDOT right-of-way in the interchange of Route 288 and Woolridge Road. A Virginia Power high-tension transmission line transverses through the property. Residential development is expected to continue in the vicinity of the interchange for the foreseeable future, in accordance with the Plan.

### Development Standards:

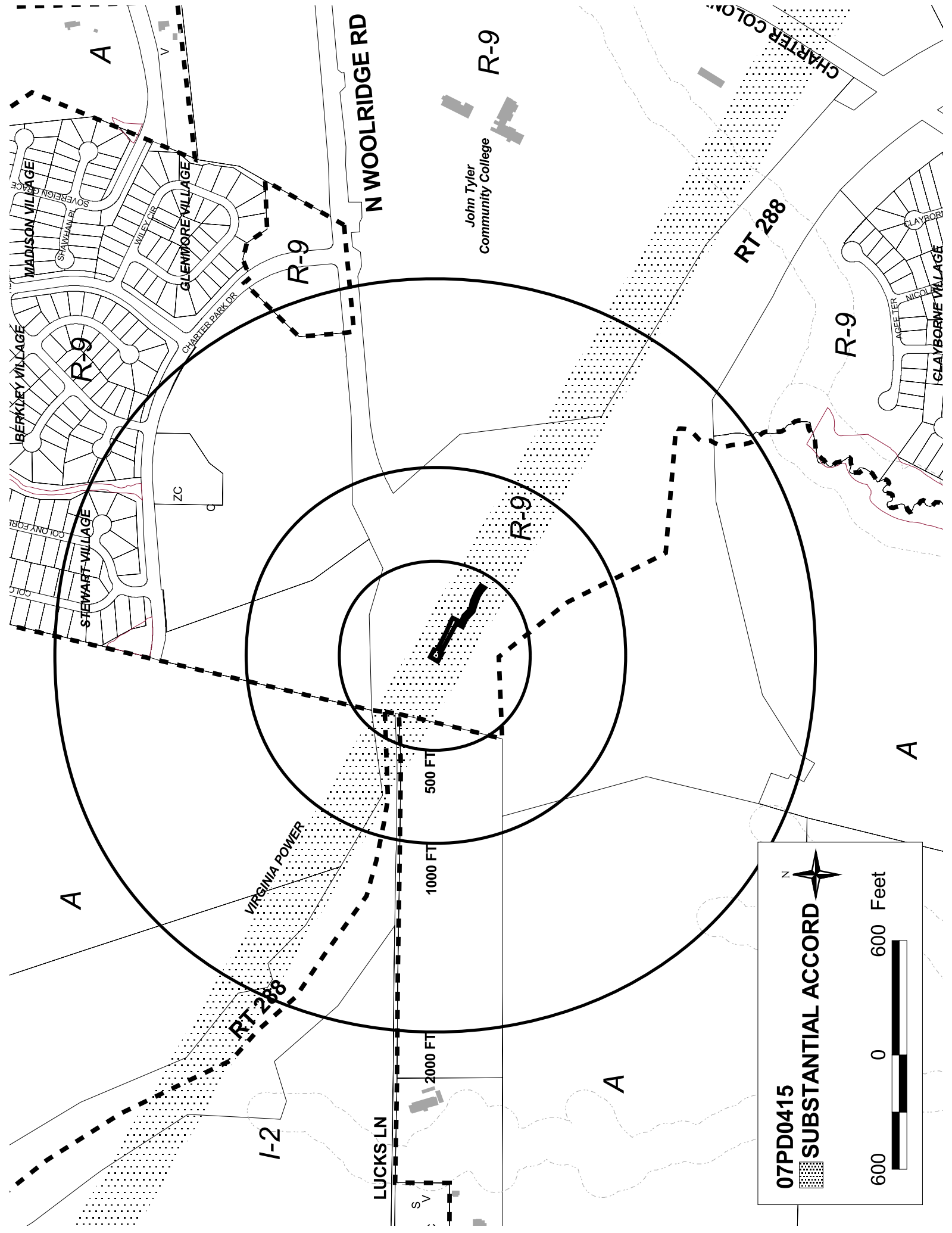
The Zoning Ordinance provides that communications towers may be permitted within Residential (R-9) Districts provided that antennae are co-located on electric transmission structures; are flush-mount; are restricted to a maximum height of twenty (20) feet above the height of the transmission structure; and are gray or another neutral color.

## CONCLUSION

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing electrical transmission tower. This co-location will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation. In addition, the Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

Given these considerations, staff recommends the Commission find the proposal consistent with the adopted Comprehensive Plan.

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